

Code: [V001353](#)

## EXCLUSIVE LAKE VIEW UNIT IN ELEGANT BUILDING IN DESENZANO DEL GARDA

Via Villa del Sole Desenzano del Garda BS Italia

SALE  
544.000€

Beds Bathrooms Commercial



3



2



120 mq

### DESCRIPTION:

In an attractive residential area of the municipality of Desenzano del Garda, convenient to public amenities, the lake and the town centre, construction of an elegant and modern building with only 8 prestigious units. The residential complex is characterised by modern design, care and attention to detail, earthquake-proof construction, high level and quality of materials and finishes, state-of-the-art plumbing and electrical systems with home automation basis and various predispositions, e.g. for alarm system, to ensure the highest quality of residential comfort in energy efficiency class A4. Within this beautiful complex we offer a 4-bedroom flat on the first floor with large outdoor areas with covered terrace; spacious living area, the open kitchen offers access to the terrace and a lateral view of the lake, corridor, utility room with technical room and laundry room; in the sleeping area the master bedroom with walk-in wardrobe and en-suite bathroom and access to the terrace, another double bedroom and a single bedroom, a second large bathroom and another terrace. Not included in the price are the large single or double garages in the basement, which are priced between € 45,000 and € 95,000, depending on their size. Special attention has been paid to the aesthetics and design of the complex: LED exterior lighting, glass balustrades, photovoltaic system for each individual unit, lift, well-maintained common areas. Minimal operating costs and an exclusivity that can secure the investment and value of the property over time. We provide pre-sale and post-sale support, there is the option to design the internal room layout and finishes to high quality performance specifications, allowing you to create your dream custom home. Contemporary living solutions using the latest technology to ensure maximum living comfort. The price quoted includes the tax benefits currently applicable to a new build, allowing a discount of €96,000 on the invoice of the original price of €640,000, making this property a significant offer. We are at your disposal for further information, viewings or meetings at our agencies to assess the building property.



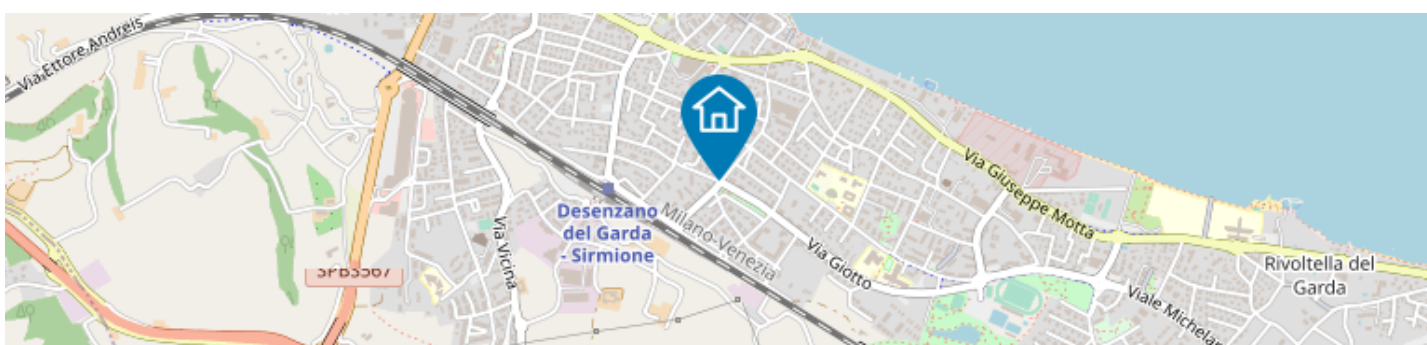
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> 1	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 1
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 40	<b>Balconies Mq:</b> 11	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Laundry
- ✓ Lift
- ✓ Optic Fiber
- ✓ Pedestrian Crossing
- ✓ Photovoltaic System
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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